



## Artillery Court, 58 Cromwell Road, Southsea, PO4 9PN

Asking price £170,000

Brand new development. GD3 Property are pleased to offer several apartments in this historic Southsea building.

The Royal Artillery Arms Public House was built in 1858 and operated until 2017. It has now been developed into 4 high spec apartments complete with allocated parking.

Flat 2 is a one bedroom ground floor apartment with private parking.

Ideal for first time buyers, investors or anyone looking to live in the Eastney village area. Close to the seafront and local amenities.

Call now to arrange a viewing.

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## Kitchen / Lounge 17'6" x 17'0" (5.35 x 5.2)



The kitchen / Lounge area comprises of light grey laminate flooring. Fully fitted modern style kitchen includes integrated oven, electric hob, fridge/freezer, washing machine and slimline dishwasher. Also benefits from high ceilings and large windows to front and side aspect

## Leasehold information

New 125 year lease from 2020

Ground Rent £200 pa

Service charges TBA

## Connected Person

We are required under the Estate Agents Act 1979 and Provision of Information Regulations 1991 to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.

## Council Tax

Portsmouth City Council Tax - Band A

## Bathroom 5'6" x 7'1" (1.7 x 2.17)



Fully tiled bathroom consisting of bath with overhead shower, screen, sink unit with storage, WC and mirror.

## Bedroom 11'1" x 10'10" (3.4 x 3.32)



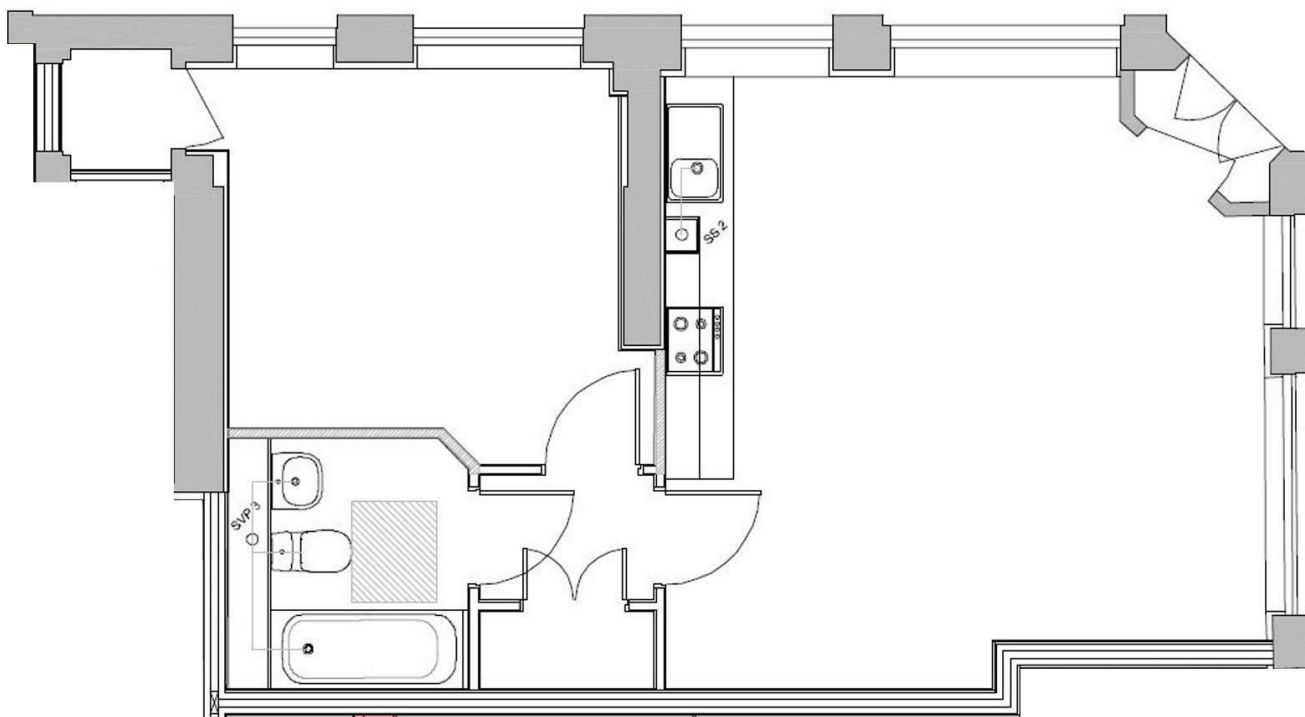
Good size double room with window to side elevation with fitted carpet.

## Storage 4'11" x 2'2" (1.5 x 0.67)

Storage cupboard with light and power.

## Viewing Arrangements

Viewing is strictly by appointment via GD3 Property.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 68      | 68        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
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